

Letter of Intent

5586 & 5588 S. Sycamore St Littleton, CO 80120

PDO16-0003

August 10th, 2016

Proposed Structure

We are proposing to construct a 3 story duplex with attached two car garages off of the alley on the East side of the lot. Each unit will be approximately 2400 square feet above grade, with a crawl space below. Each side will have it's own large, front porch and an open courtyard between the rear of the unit and the garage, while the 3rd floor will have a roof top patio on the west side of the property to capitalize on the mountain view. Although, CA zoning calls for zero setbacks there is code referring to new construction needing to adhere to the front predominant setback of neighboring homes. Due to this average of 18'5" we are now going the route of a planned development overlay for approval of the front setback we've proposed of 10'. We feel if one considers the surrounding area we are easily within the average setbacks. It just so happens the 6 properties (two of which are now demolished) considered on our particular block have large setbacks creating a much larger predominant setback than surrounding structures. If one considers structures across the street and the properties on Sycamore just to the south of us, we're well within the average.

The large front setback of 18'5" would force us to shrink garage space we'd like to provide homeowners for additional storage and parking room as well as shrink the courtyard space in the back allowing for pets and kids to safely play. We aim to deliver quality constructed homes that are aesthetically pleasing and add to the character and charm already present in Downtown Littleton. We feel with the 10' setback we will be making the best use of our 30% open space while giving adequate room in the alley for pulling in and out of the garages. Sycamore is a rapidly changing blockface and we would like to contribute to that change in a positive and constructive way. We feel our proposal is the most functional use of the lot as well as aesthetically pleasing and blending with neighboring homes.

Other than this front setback we meet all design standards and most design guidelines. We are actually under all other required setbacks we're at 35' on height when 40' is allowable. 30% open space while 10% is allowable and we're placing 1 unit per lot when 4 units is allowable.

I understand that a PDO can be utilized for any of the the following seven requirements. This PDO is only seeking relief from part of B.

(A) Height: The height of structures shall be as established on the approved PDO plan - **we are at 35' well under the 40' allowable.**

(B) Lot Width And Setback: Lot width and setback requirements shall be as established by the approved PDO plan. - We are within the 0 setback on width and we are seeking a 10' set front setback when currently 18'5" is the predominant average front setback.

(C) Lot Size: Lot size shall be as established by the approved PDO plan. A variation of lot sizes below the minimum required by the underlying zone district is acceptable if the average size of all lots within the PDO plan meets the minimum lot size requirement of the underlying zone District. - Each lot is 2975 sqft feet when 3250 sqft is allowable.

(D) Open Space: The minimum open space shall be as established on the approved PDO plan. - We are at 30% open space when 10% is allowable.

(E) Off Street Parking And Loading: Minimum off street parking and loading requirements shall be as established on the approved PDO plan. Proposed off street parking and loading requirements less than those stated in section 10-4- 9 of this title shall require documentation and justification showing that the adjacent streets or alleys shall not bear an unreasonable impact from the reduction in parking requirements. - We meet the parking requirement, provident two garage spaces per unit.

(F) Industrial Development: Industrial development approved under this chapter shall meet the performance standards set forth in sections 10-4- 6 and 10-4- 7 of this title. (Ord. 21, Series of 2004) - These standards do not apply as we're zoned CA

(H) Design Guidelines Compatibility: The development shall be compatible with any design guidelines adopted by the planning board which affect the property to be developed under the proposed plan. (Ord. 17, Series of 2012; amd. Ord. 19, Series of 2012)

Below I have specifically broken how to adhere to all design standards and most guidelines.

This project meets all of the following Standards for Sub Area 2 Zoning CA

2.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses - **Both units will have front walkways, landscaping, and large front porches facing Sycamore.**

2.2.1.s2 Facades that face South Sycamore Street, West Powers Avenue, and West Berry Avenue shall be designed to be the primary façade, including such components as: • High quality materials. • Large windows and entries. • Highest level of design and details. - **The Facade of both units facing Sycamore will include large, covered front porches, planters, and with supporting beams framing the porches. The front of the units have four large windows along with two rows of smaller windows running vertically above the front door creating a focal point at the entrance to each unit. These windows are flagged with stone**

columns and additional planter boxes on the 3rd floor. The front facade will utilize Stone, Stucco, and lapped siding with complimenting colors.

2.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where it must be in the amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment. - **All Utilities will be placed behind the fences of each unit.**

2.2.4.s2 Service areas and refuse storage areas shall not front onto the street. Such areas should be located in the alley. - **These areas are designated next to each garage, off the alley**

2.3.1.sa1 Buildings shall be designed to provide human scale, interest, and variety while maintaining an overall sense of relationship with adjoining or nearby buildings. Examples of techniques that meet this objective are: • Variation in the building form such as recessed or projecting bays; • Expression of architectural or structural modules and detail; • Diversity of window size, shape or patterns that relate to interior functions; • Emphasis of building entries through projecting or recessed forms, detail, color or materials; • Variations of material, material modules, expressed joints and details, surface relief, color, and texture to scale; • Tighter, more frequent rhythm of column/bay spacing, subdividing the building façade into smaller, more human scaled elements. - **Our units will utilize Stucco, Stone, and Lapped Siding to add dimension and create focal points throughout the exterior of the home. The 2nd floor of the units are projecting, while the 3rd floor is recessed with a roof top patio. We've taken time to ensure the units are aesthetically pleasing and architecturally interesting from any angle of view. Window sizes vary throughout the entire structure, some designed to draw the eye, others to provide proper placement for interior function. The rear facade will feature balconies off the master suites and the front will feature large, covered front porches and covered roof top patios.**

2.3.1.sa2 Primary building facades shall include some elements that provide a change in plane that create interest through the interplay of light and shadow. Examples of such elements are: • Recessed windows, at least 3 inches; • Recessed entries and doors; • Projecting sills; • Projecting pilasters, columns, bays; • Projecting cornices, roofs; - **Each side of our facades features changes in material use, while the front and back utilize recessed windows and entries. The front will have a very recessed front door off the large front porch, featuring columns.**

In addition to meeting all design standards we also meet the following Guidelines:

2.2.1.g2 Tenant entries should generally be oriented toward streets. An occasional side or rear tenant entrance may be allowed at the discretion of the DRC. - **Both unit front doors are facing Sycamore.**

2.2.2.s3 Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support a walkable street. - **There will be no curb cuts on the front side of our units.**

2.2.2.g1 For mixed-use buildings with residential units or entirely residential buildings, residential entrances that gain all their access to the street from a parking lot are discouraged. - **Residential entries are both from the front sidewalk**

2.2.2.g2 Each multi-story building should have one clearly identifiable "front door" that faces the street. - **Both front doors are clearly identifiable and face Sycamore.**

2.2.3.o1 To place parking lots and garages to the rear or sides of buildings, rather than in the front of buildings. - **Garages for both units will be at the rear of the lot, off the alley.**

2.2.3.s1 Surface Parking shall not be located between the front, street-facing facade of the building and the street. - **No surface parking will be available on the Sycamore side of the units.**